

**Willistown Township Planning Commission
Minutes of the Meeting of
April 21, 2021**

Present: C. Rubenstone, Chairman
M. Perrin, Vice-Chairman
D. Watt, Secretary
W. Claytor
F. Houder
W. Shoemaker

Also: B. Smiley, Zoning Officer
J. Gaadt, Consultant to the WPC
M. Conrad, Township Engineer
B. Christman, Township Solicitor
J. Jacobs, Assistant to the Township Manager

Absent: R. Reves

Minutes: The minutes of the meeting of April 7th were approved as submitted

Zoning: Z-02-21 23 Beryl Road- Enclosed sun room

Jill Jerome, the applicant, represented herself. The proposed project will increase an existing non-conformity however after discussion it seemed de minimis. Therefore, the WPC recommends approval of the needed variance by the Zoning Hearing Board.

Z-03-21 45 Stonehenge Lane- Garage

The applicant, Jennifer Malone appeared to explain the problems involved in building a 24 x24 garage that would necessitate an encroachment to within 1 foot of a property line. After discussion of many options, none seeming to solve the problem by relocation, a garage attached to the house seemed to emerge as more feasible. The applicant will consult with an architect before going before the Zoning Hearing Board.

Conditional Use: Applebrook Meadows HOA

Mame Murdoch and Bob Rosend appeared for the HOA and answered questions regarding the ongoing implementation of the mowing plan with the newly posted mowing limits. Mowing has occurred with no new issues. The WPC recommends the approval of the new conditional use plan by the Board of Supervisors. Shoemaker abstained.

Subdivision: 128-130 Davis Road Minor subdivision- lot line change

David Gregory and Joe Rusella appeared and claim to be able to comply with the previous review letter. The engineer will review the revised plan and have a review letter for the next meeting, May 5th.

Respectfully submitted

David E. Watt, Secretary